

# FOR LEASE

## DOWNTOWN RETAIL SPACE

420 Monticello Ave | Norfolk, VA 23510



**S.L. NUSBAUM**  
REALTY CO.



**LINDSAY BANGEL**

Associate

O. 757.263.4847

lbangel@slnusbaum.com

**MURRAY ROSENBACH**

Senior Vice President

O. 757.640.2229

mrosenbach@slnusbaum.com



# PROPERTY SUMMARY

## WELLS FARGO CENTER RETAIL

420 Monticello Ave | Norfolk, VA 23510



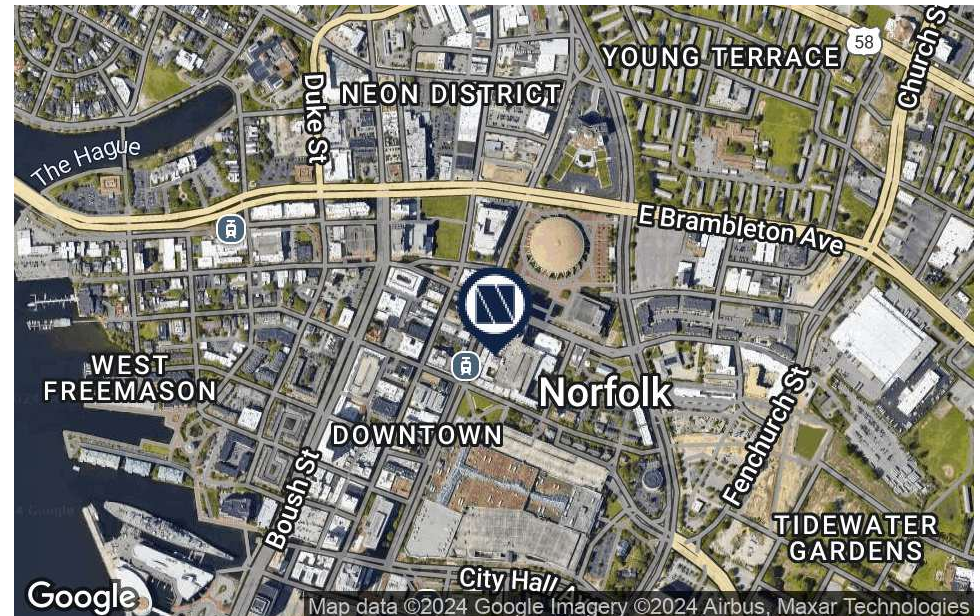
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### PROPERTY DESCRIPTION

The Wells Fargo Center is a vibrant mixed-use development offering 50,000 square feet of premium retail space, strategically located in the heart of Downtown Norfolk. This dynamic property provides unparalleled access to the Norfolk Tide Rail Line, ensuring seamless transportation for visitors and residents. It features 1,859 on-site parking spaces, catering to the convenience of visitors and tenants. Additionally, the center boasts 121 luxury apartments, designed to offer modern and comfortable living. With its blend of retail, residential, and transit-oriented amenities, The Wells Fargo Center stands as a foundation of urban living in Norfolk, fostering a lively and connected community to the workforce of Downtown Norfolk.

SPACES	LEASE RATE	SPACE SIZE
Suite 2 - Lobby	Contact Agent	4,945 SF
Suite 164	Contact Agent	4,195 SF





# EXECUTIVE SUMMARY

## WELLS FARGO CENTER RETAIL

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### VIRTUAL TOUR

[CLICK HERE TO VIEW PROPERTY VIDEO](#)

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	18,946	118,637	279,019
Total Households	6,980	42,366	103,410
Average HH Income	\$69,841	\$54,813	\$56,513

### PROPERTY HIGHLIGHTS

- Located within the prestigious Wells Fargo Center, a 255,000 SF, Class A office tower with 50,000 SF of street-level retail space
- 1,857 on-site parking spaces, including reserved spaces for take-out customers
- Neighboring tenants include: Buffalo Wild Wings, Saffron Indian Bistro, 7-Eleven, Sushi King and Twisted Crab!
- Sits just below Monticello Station, a 121-unit luxury apartment community
- Downtown Norfolk submarket has 2,682 apartment units with an additional 537 units under construction and a **vacancy rate of only 5.1%**!
- Immediately adjacent to Chrysler Hall, Scope Arena, and 931,000 SF MacArthur Center Mall

# SITE PLAN

## WELLS FARGO CENTER RETAIL

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CHARLOTTE STREET

BANK STREET



MACARTHUR CENTER  
GARAGE ENTRANCE

FREEMASON STREET

MacArthur Center

FUTURE  
DEVELOPMENT

EXISTING  
BUILDING  
TO  
REMAIN

PUBLIC PARKING GARAGE

COMMON  
TRASH

COMMON  
LOADING

Suite 2 -  
Lobby

affron  
SUITES

Suite 164



THE TIDE

WILD  
WINGS



The Twisted



7 ELEVEN



Santitas

### LEGEND

- Available
- Unavailable

MONTICELLO AVENUE



NORFOLK LIGHT RAIL TRANSIT  
MONTICELLO AVENUE STATION  
(OPERATIONAL 1ST QUARTER 2010)

# VACANCY OVERVIEW

WELLS FARGO CENTER RETAIL

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,195 - 4,945 SF	Lease Rate:	Contact Agent

## AVAILABLE SPACES

SUITE	SIZE	TYPE	DESCRIPTION
■ Suite 2 - Lobby	4,945 SF	NNN	Second generation bank
■ Suite 164	4,195 SF	NNN	Formerly occupied by Massage Envy. Great buildout for massage therapy, salon suites, medical, dental, or optometry.



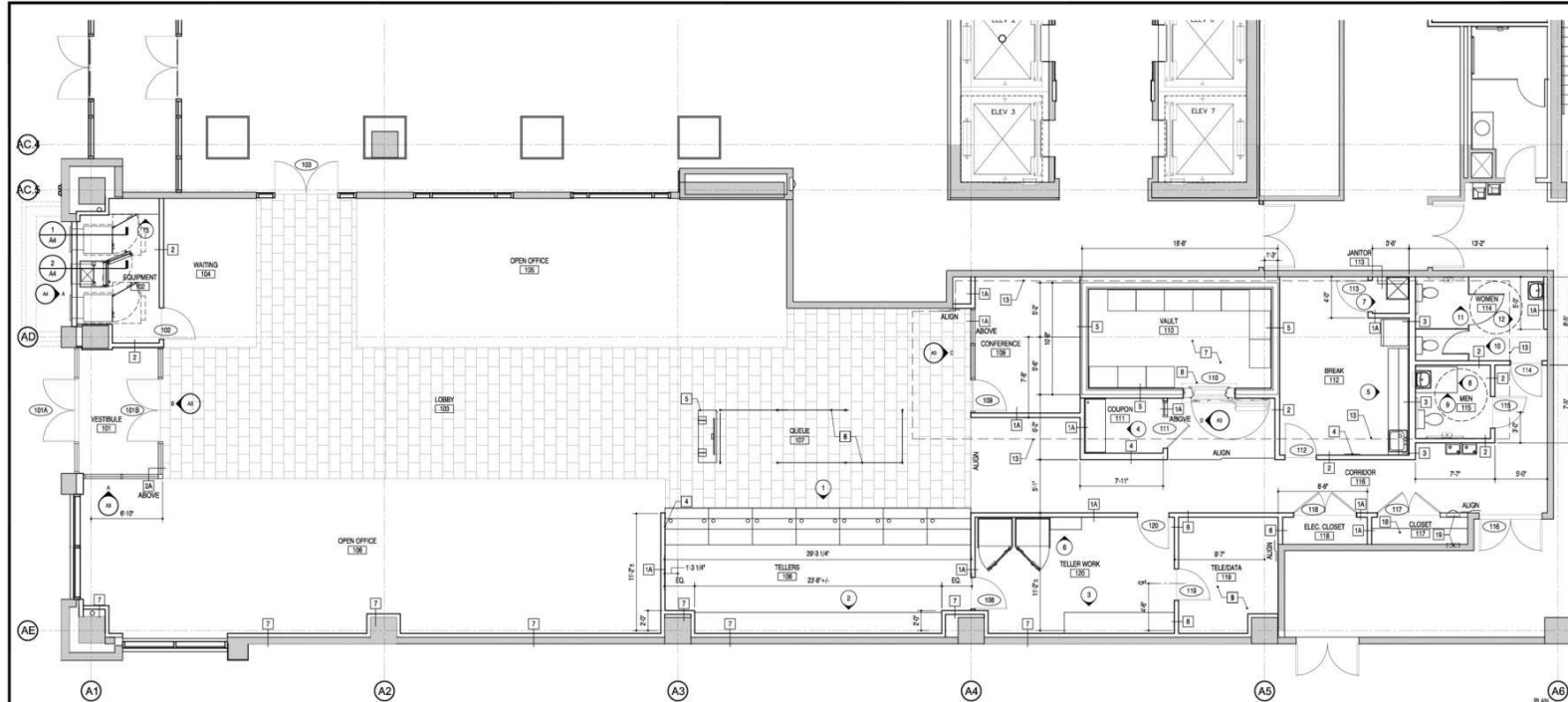
# SUITE 2 - LOBBY FLOOR PLAN

WELLS FARGO CENTER RETAIL

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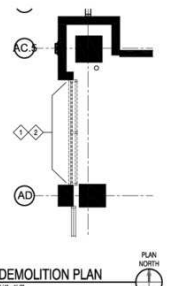


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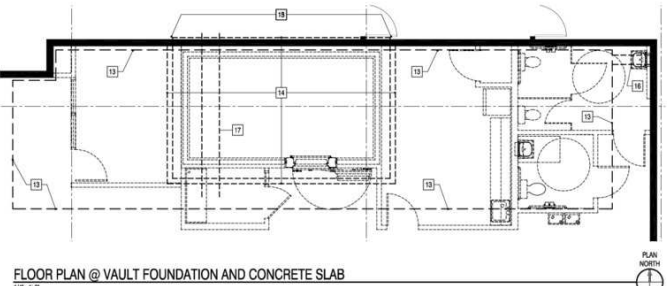


FLOOR PLAN  
1/4"=1'-0"

- | NEW WORK NOTES #  |   |
|---|---|
| 1. CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED TO MAKE FLOOR CONSTRUCTION COMPLETE. ALL MATERIALS AND LABOR SHALL BE FULLY SUPPLIED BY OWNER TO THAT ALL UTILITIES AND SYSTEMS ARE FULLY FUNCTIONAL. ALL ISLES SPECIFIED OTHERWISE.  | 14. MILLWORK CONTRACTOR TO PROVIDE AND INSTALL FIVE ROWS OF 18" DEEP PINE TRIM. TRIM TO BE COORDINATED WITH EXISTING TRIM ON ADJACENT FLOORS. |
| 2. CONTRACTOR SHALL PROVIDE WALL OPENINGS, TRUNCATES, FLOOR OPENINGS, DOORWAYS, AND BURN OPENINGS FOR UNIDENTIFIED BURN EQUIPMENT AS SHOWN ON SHOP DRAWINGS. FINISHES BY BURN EQUIPMENT MANUFACTURER.   | 15. REMOVE AND REINSTALL EXISTING WALL EXTENSIVE CABINET FINISHES UNDER SHELL BUILDING CONSTRUCTION.  |
| 3. SHELLS/NOB BROOM RACK FINISHED AND INSTALLED BY S.C. SEE TOILET ACCESSORIES SCHEDULE SHEET A1.   |   |
| 4. TRIM AND SUPPORT BRACKET BY DANNER, BUCKING AND ELECTRICAL BY S.C.   |   |
| 5. CHECK DESK. SEE SHEET A1.  |   |
| 6. TENSARGARER GUESS LINE BY LAWRENCE METAL PRODUCTS, INC.  |   |
| 7. SELF-SERVE VAULT, NO COMPUTER ACCESS CONTROL.  |   |
| 8. SEE PLAT 105 EQUIPMENT VENDORS SHOP DRAWINGS AND STRUCTURAL SHEET 10.  |   |
| 9. METAL BY PLUMWOOD FROM FLOOR TO 4' ABOVE CEILING. FINISHES ON ALL FOUR SIDES.  |   |
| 10. PROVIDE SOUND INSULATION IN ALL INTERIOR WALLS AROUND WOMEN'S ROOM 111, MEN'S ROOM 112, AND EQUIPMENT 102.  |   |
| 11. ALL DOOR FRAMES TO BE LOCATED STANDARD FROM ADJACENT STUDY WALL.  |   |
| 12. SEE SHEET F1 FOR FINISHES AND FURNITURE.  |   |
| 13. APPROXIMATE AREA OF CONCRETE SLAB TO BE CUT BY BASE BUILDING CONTRACTOR FOR THE RELOCATION OF UTILITIES AND VAULT SLAB. CONTRACTOR TO PROVIDE AND INSTALL VAULT FOUNDATION AND SLAB TO BE REMOVED. CONTRACTOR TO PROVIDE AND INSTALL VAULT FOUNDATION AND SLAB TO BE REMOVED. CONTRACTOR TO PROVIDE AND INSTALL VAULT FOUNDATION AND SLAB TO BE REMOVED. CONTRACTOR TO PROVIDE AND INSTALL VAULT FOUNDATION AND SLAB TO BE REMOVED. |   |
| 14. GENERAL CONTRACTOR TO PROVIDE AND INSTALL VAULT FOUNDATION AS NOTED ON SHEET D1.  |   |
| 15. EXISTING CORRIDOR SLAB TO REMAIN INTACT. GENERAL CONTRACTOR TO REMOVE EXISTING SLAB AS REQUIRED TO INSTALL VAULT FOUNDATION.  |   |
| 16. CONTRACTOR TO SAW CUT EXISTING SLAB AS REQUIRED BY INSTALLATION OF NEW FINISHES.  |   |
| 17. GENERAL CONTRACTOR TO EXCAVE NEW BARRIER LINE IN CONCRETE FOUNDATION.   |   |
| 18. MILLWORK CONTRACTOR TO PROVIDE AND INSTALL FIVE ROWS OF 18" DEEP PINE TRIM. TRIM TO BE COORDINATED WITH EXISTING TRIM ON ADJACENT FLOORS.   |   |



DEMOLITION PLAN  
1/4"=1'-0"



FLOOR PLAN @ VAULT FOUNDATION AND CONCRETE SLAB  
1/4"=1'-0"

**HBA**  
 HBA ARCHITECTURE & INTERIOR DESIGN, INC.  
 ONE WILMINGTON BLVD., SUITE 1000  
 WILMINGTON, VA 23691  
 PHONE: (757) 460-7000  
 FAX: (757) 460-7001

NEW FINANCIAL CENTER FOR  
**WACHOVIA**  
 NORFOLK FINANCIAL CENTER  
 NORFOLK, VA  
**FLOOR PLAN**

SHEET NO. 0101  
 DATE: 08/14/2018  
 SCALE: AS SHOWN  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 PROJECT NO.: 18-001

0101  
**A1**

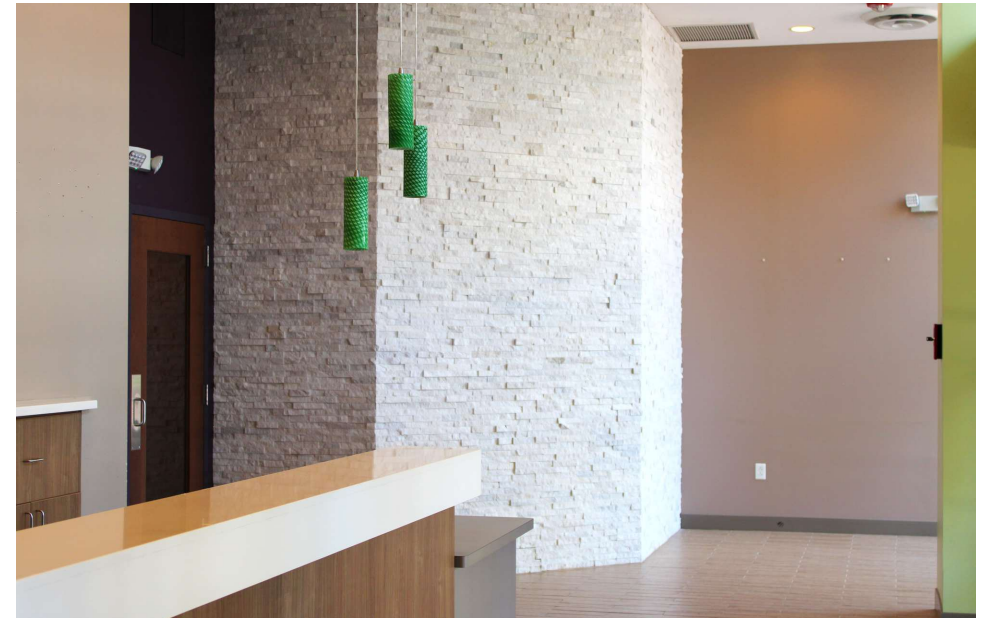
# SECOND GENERATION SPA/SALON

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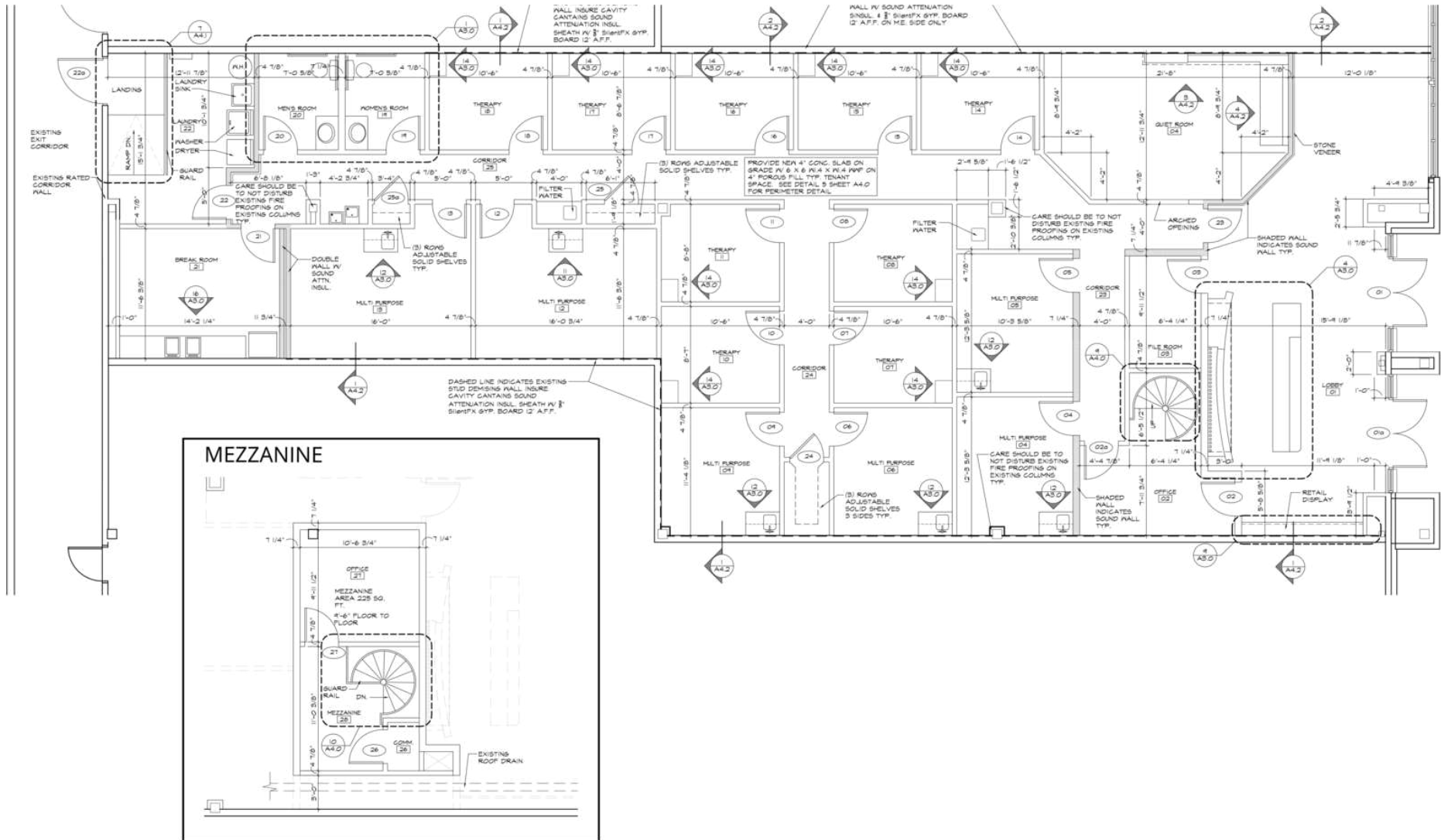
# SUITE 164 FLOOR PLAN

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# AREA RETAIL

## WELLS FARGO CENTER RETAIL

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Google

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# ADDITIONAL PHOTOS

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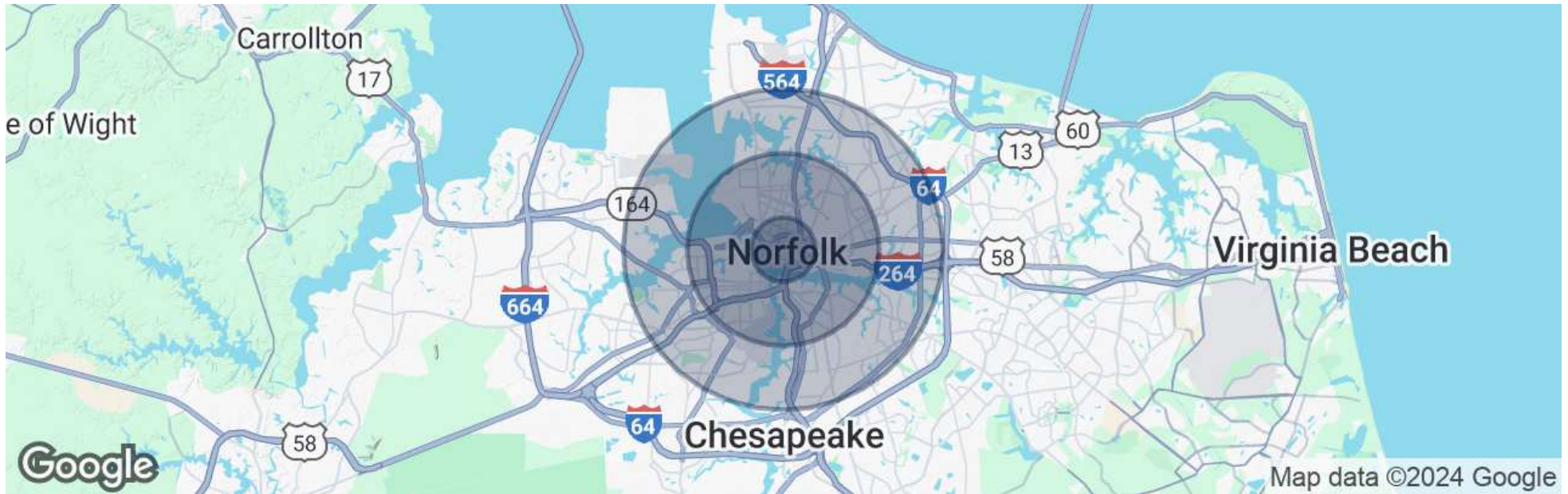
# DEMOGRAPHICS MAP & REPORT

WELLS FARGO CENTER RETAIL

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	18,946	118,637	279,019
Average Age	28.0	30.4	32.0
Average Age (Male)	24.4	28.3	29.8
Average Age (Female)	31.1	32.3	33.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,980	42,366	103,410
# Of Persons Per HH	2.7	2.8	2.7
Average HH Income	\$69,841	\$54,813	\$56,513
Average House Value	\$343,130	\$266,429	\$247,168

\* Demographic data derived from 2020 ACS - US Census

# CONTACT INFORMATION

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## COMMITMENT. INTEGRITY. EXCELLENCE. SINCE 1906.

Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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